



May 15, 2007

**Re: Premises:**

All rooms third floor side Apt. No. 3A  
at 358 Broadway, New York, New York 10013  
used for ☐ Business ☒ Dwelling purposes.

TO:

<p>Tenant</p> <p>Deva Ginsberg</p> <p>358 Broadway, Apartment 3A</p> <p>New York, New York</p>	<p>and,</p>	<p>Undertenant*</p> <p>Jane Doe</p> <p>358 Broadway, Apartment 3A</p> <p>New York, New York 10013</p>
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First name of Tenant and/or Undertenant being fictitious and unknown to petitioner, person intended being in possession of the premises herein described

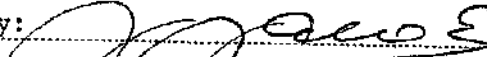
or assigns, and every person in possession of the premises.

You are hereby notified that the Landlord elects to terminate your tenancy of the above described premises now held by you under monthly hiring. Unless you remove from the said premises on June 30, 2007

, the day on which your term expires, the Landlord will commence summary proceedings under the Statute to remove you from said premises for the holding over after the expiration of your term and will demand the value of your use and occupancy of the premises during such holding over.

Dated: New York, New York  
May 15, 2007

358 BROADWAY LLC Landlord

By:  Agent

7 Penn Plaza, Suite 222 Address  
New York, New York 10001

\* Use window envelope if mailed to tenant.  
Use ordinary envelope if mailed to undertenant.



May 15, 2007

**Re: Premises:**

All rooms third floor side Apt. No. 3A  
at 358 Broadway, New York, New York 10013  
used for ☐ Business ☒ Dwelling purposes.

**TO:**

<p><b>Tenant</b></p> <p>Ashley Granata</p> <p>358 Broadway, Apartment 3A</p> <p>New York, New York</p>	<p>and,</p>	<p><b>Undertenant*</b></p> <p>Jane Doe</p> <p>358 Broadway, Apartment 3A</p> <p>New York, New York 10013</p>
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*First name of Tenant and/or Undertenant being fictitious and unknown to petitioner, person intended being in possession of the premises herein described*

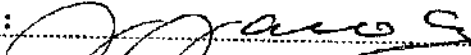
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358 BROADWAY LLC Landlord

By:  Agent

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BRILL & MEISEL, ESQS.

ATTN:

COURT COUNTY

358 BROADWAY LLC.

ASHLEY GRANATA  
JANE DOE

- against -

STATE OF NEW YORK, COUNTY OF  
HARRY TORRES being duly sworn, d  
to this proceeding, is over 18 years of  
The property sought to be recovered is  
358 BROADWAY, APT.3A  
NEW YORK, NY 10013

On the 31st day of May, 2007 at 07:04 AM deponent served the within  
THIRTY DAY NOTICE  
upon said respondent(s) to wit: ASHLEY GRANATA  
JANE DOE

after prior attempt was made on 05/30/2007 12:39 PM 05/31/2007 07:04 AM / /  
by affixing a true copy thereof for each respondent upon a conspicuous part, to wit: the  
entrance door to said property. On all occasions deponent was unable to gain admittance  
thereat or to find a person of suitable age and discretion willing to receive same.  
Sworn to before me this  
1st day of June, 2007tm

KENNETH WISSNER  
Notary Public, State of New York  
No.01WI4714130  
Qualified in NEW YORK COUNTY  
Commission Expires 03/30/2010

HARRY TORRES 0915257  
AETNA CENTRAL JUDICIAL SERVICES  
225 BROADWAY, SUITE 1802  
NEW YORK, NY, 10007  
Reference No: 5BM39623

STATE OF NEW YORK, COUNTY OF NEW YORK

JOEL GOLUB being duly sworn, deposes and says that deponent is not a party  
to this action, is over 18 years of age and resides in the State of New York.

That on the 31st day of May, 2007 deponent mailed other true copies thereof  
for each respondent enclosed in a postpaid properly addressed wrapper to respondent(s)  
at the property sought to be recovered which is respondent's residence or corporate respondents  
principal place of business by certified mail and by prepaid regular first class mail, and

by depositing the same in a Post Office mail depository at Church Street Station under  
the exclusive care and custody of the United States Post Office Department within the  
State, that being the last-known address of the respondent(s) as to which the petitioner  
had written information or notice in writing.

Sworn to before me this  
1st day of June 2007tm

KENNETH WISSNER  
Notary Public, State of New York  
No.01WI4714130  
Qualified in NEW YORK COUNTY  
Commission Expires 03/30/2010

JOEL GOLUB 701893  
AETNA CENTRAL JUDICIAL SERVICES  
225 BROADWAY, SUITE 1802  
NEW YORK, NY, 10007  
Reference No: 5BM39623

CERTIFIED MAIL RECEIPT	
(Domestic Mail Only: No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Pk 49 /BM	
Sent To	ASHLEY GRANATA
Street, Apt. or PO Box	358 BROADWAY, APT.3A
City, State	NEW YORK, NY 10013
PS Form 3800, June 2002 See Reverse for Instructions	

10/2007

BRILL & MEISEL, ESQ

ATTN:

COURT COUNTY

358 BROADWAY LLC.

- against  
DEVA GINSBERG, JANE DOE

STATE OF NEW YORK, COUN  
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to this proceeding, is over 18 ye  
The property sought to be recover  
358 BROADWAY, APT.3A  
NEW YORK, NY 10013

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THIRTY DAY NOTICE

upon said respondent(s) to wit: DEVA GINSBERG, JANE DOE  
after prior attempt was made on 05/30/2007 12:39 PM 05/31/2007 07:04 AM / /  
by affixing a true copy thereof for each respondent upon a conspicuous part, to wit: the  
entrance door to said property. On all occasions deponent was unable to gain admittance  
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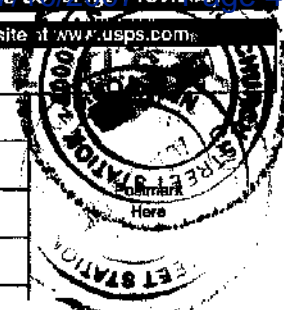
OFFICIAL

Postage \$  
Certified Fee  
Return Receipt Fee  
(Endorsement Required)  
Restricted Delivery Fee  
(Endorsement Required)

Tr 49 /EM  
Se DEVA GINSBERG,  
Sm 358 BROADWAY, APT.3A  
or NEW YORK, NY 10013  
Ch

PS Form 3800, June 2002

See Reverse for Instructions



06/30/2007

HARRY TORRES 0915257  
AETNA CENTRAL JUDICIAL SERVICES  
225 BROADWAY, SUITE 1802  
NEW YORK, NY, 10007  
Reference No: 5BM39619

JOEL GOLUB 701893  
AETNA CENTRAL JUDICIAL SERVICES  
225 BROADWAY, SUITE 1802  
NEW YORK, NY, 10007  
Reference No: 5BM39619